



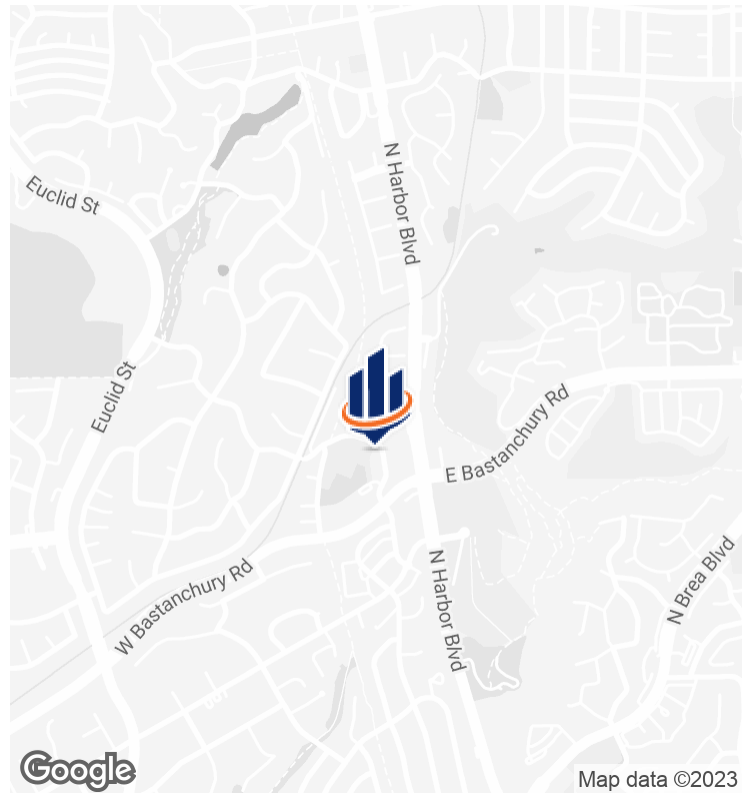
MEDICAL OFFICE LEASE
270 Laguna Rd
FULLERTON, CA 92835

PRESENTED BY:

CAMERON IRONS
O: 714.446.0600
ciron@svn.com
CalDRE #01176224

SOPHIA MEHR
O: 949.303.7865
sophia.mehr@svn.com
CalDRE #02024106

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.50/MG
BUILDING SIZE:	9,732 SF
AVAILABLE SF:	2,000 SF
YEAR BUILT:	1978
ZONING:	OP
APN:	292-071-08

PROPERTY OVERVIEW

Situated in the Heart of Fullerton, this 2000 square foot medical office space is a practical and inviting option for healthcare professionals. With a thoughtfully laid-out design, the facility includes specialized examination rooms, a cozy waiting area, and efficient administrative offices. Conveniently located with quick access to major roads and sufficient parking, this space provides both visibility and accessibility for practitioners and patients. Positioned in a commercial area, it presents an excellent opportunity for those looking to establish or expand their medical practice in Fullerton.

PROPERTY HIGHLIGHTS

- Walk to shops and restaurants
- High traffic count
- Conveniently located
- Ample parking spaces
- Windows provide great lighting during the day
- Elevator for easy access

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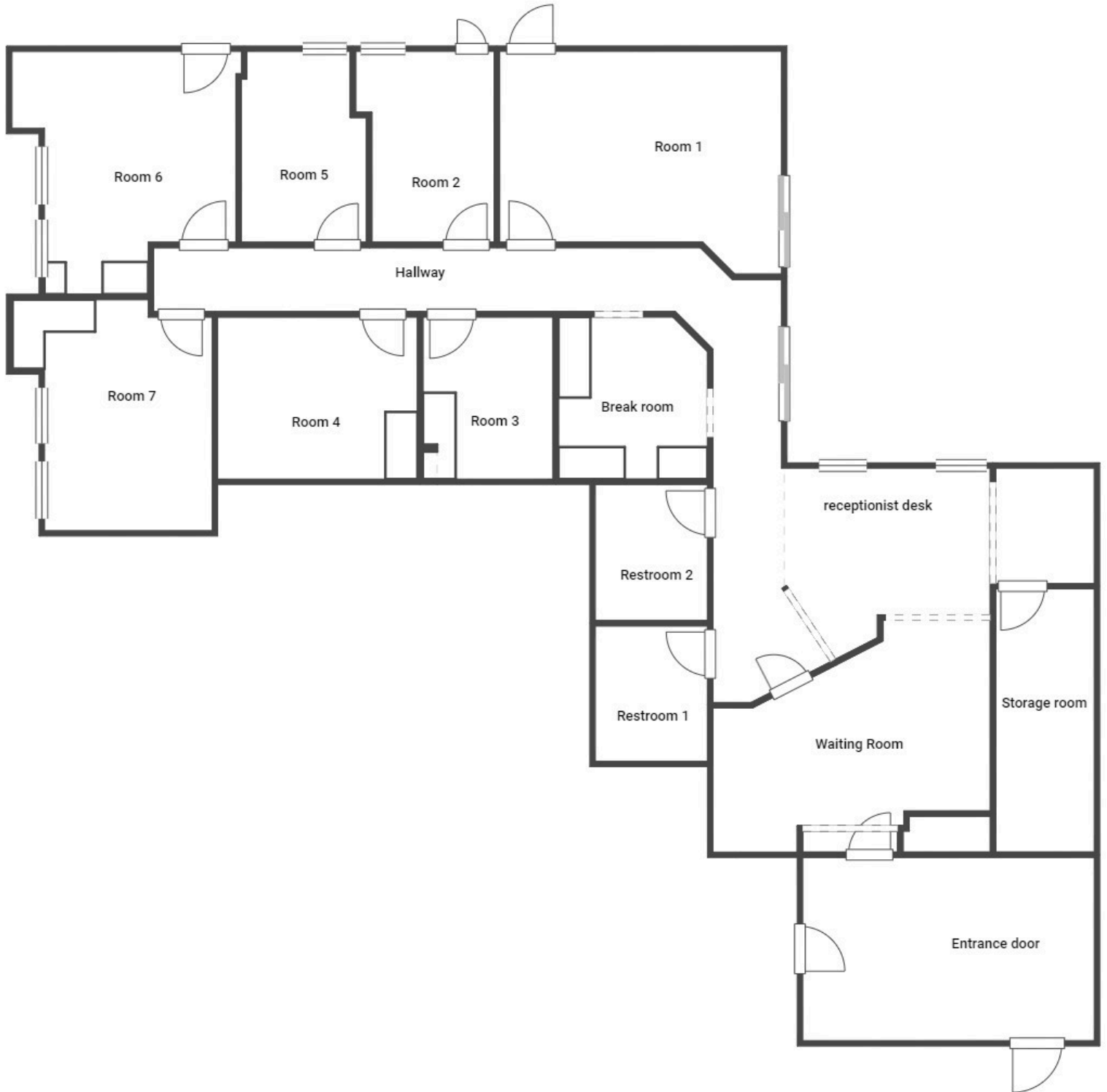
ADDITIONAL PHOTOS



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FLOOR PLAN



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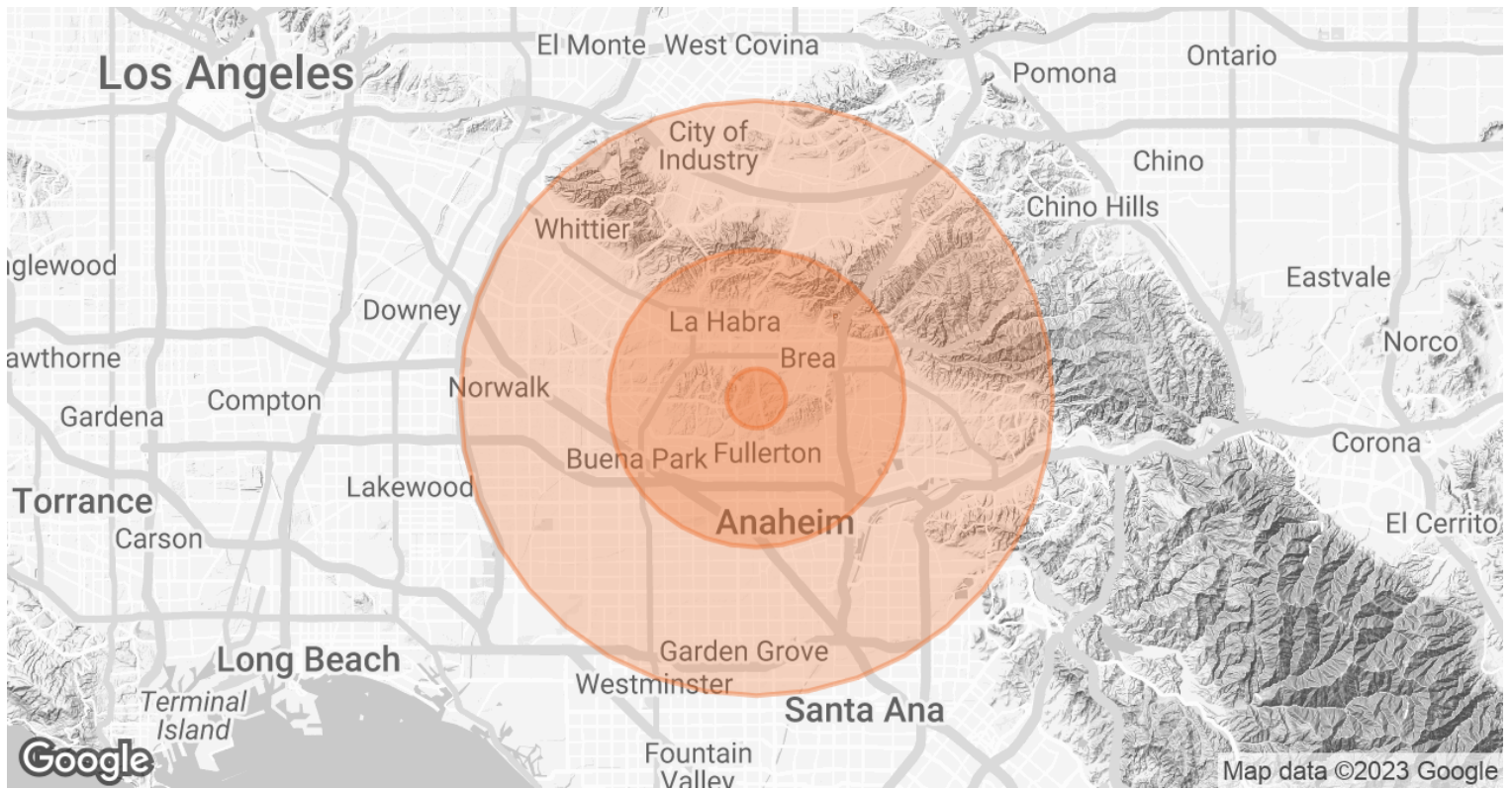
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	10,425	520,682	1,900,740
AVERAGE AGE	47.3	37.1	38.3
AVERAGE AGE (MALE)	47.2	36.4	37.2
AVERAGE AGE (FEMALE)	47.0	37.9	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,797	165,864	583,700
# OF PERSONS PER HH	2.7	3.1	3.3
AVERAGE HH INCOME	\$147,135	\$100,851	\$101,303
AVERAGE HOUSE VALUE	\$815,694	\$554,077	\$558,838

* Demographic data derived from 2020 ACS - US Census

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